

**TOWN OF VASS
BOARD OF COMMISSIONERS
REGULAR MEETING
June 10, 2019**

The Regular Meeting was called to order by Mayor Callahan at 6:04 p.m. In attendance were Mayor Callahan, Commissioners Blackwell, Callahan, Kellis and Mosley. Kathy Liles was also present.

A. Approval of Agenda

Mayor Callahan asked if there were any additions to the Agenda. There were no additions.

Mayor Callahan asked for a motion to approve the agenda and consent agenda. Commissioner Kellis made a motion to approve. All were in favor.

B. Consent Agenda

Items approved by above motion were:

1. Minutes of May 8, 2019 Regular Board Meeting
2. Minutes of May 8, 2019 Closed Session Meeting Attorney Client Privilege
3. Minutes of May 8, 2019 Closed Session Meeting Personnel matters
4. Minutes of May 8, 2019 Special Meeting
5. Financial Report for May 2019

C. Police Report: Chief Blakeley

Chief Blakeley gave an update on the status of the dog attack reported during the May 8, 2019 Board of Commissioners meeting. The Sheriff's Department declared the dogs as vicious and ordered the owners to keep the animals in the house/restrained. Chief Blakeley reviewed a handout that was previously given to the Commissioners that explained the type of calls Moore County Animal Control responds to, asks for assistance with or do not respond to.

Chief Blakeley handed the commissioners a spreadsheet outlining the salaries for his department. He stated Mayor Callahan explained to him that employees on probation do not receive salary increases while on probation and apologized for his misunderstanding.

Chief Blakeley stated that Senator Tillis is working on a bill that would give municipal officers the authority to deem a dog dangerous or vicious.

D. Public Comments:

Several residents from Union Place were present. Mr. Massey shared photos with the commissioners of his home after the heavy rains over the weekend. He said his property was surrounded by water. Commissioner Callahan asked if he had spoken to an attorney about the problems he was having. He reviewed Attorney Morphis' memorandum regarding Union Place drainage issues. The memo was given to the residents that were present.

Mayor Callahan explained the board of commissioners does not have the knowledge to determine who is at fault for the drainage issues, therefore the board deferred to the town attorney and an outside engineer.

Mr. Gwinn asked questions about future upkeep of the subdivision and if there was any type of warranty. Mr. Gwinn feels the town should not have taken on the roads and asked who signs permits to give the builder permission to build.

Kathy Liles summarized the memorandum and engineers' letter as well as what Moore County does when they do inspections. She stated the Town signs the initial zoning approval that is given to the county for a permit. She suggested the owners file complaints through the Department of Insurance against the builder. The Department of Insurance has oversight over builders.

Mayor Callahan pointed out the town did not accept the easement therefore the town does not own it. He stated the town acted in good faith when approving the lots to be developed and the believed the builder was going to build according to the plan approved by the town.

Discussion was held regarding the grading of the lots. Mayor Callahan suggested holding a meeting with the developer, home builder, homeowners, County and attorneys. Mabel Walden was to coordinate the meeting and share Attorney Morphis' memorandum and construction drawings with the homeowners.

Old Business:

None

New Business:

E. Mayor Callahan asked for a motion to approve 2019-2020 Budget Ordinance. Commissioner Blackwell made a motion to approve. All were in favor.

F. Philip Picerno from LKC Engineering was present on behalf of Tri South – Camilla Crossing Subdivision to discuss a change with the final plat. Tri South asked for permission to move the pool back to Alma Street (location previously approved) and to place a home on the lot where the pool was going in Phase II. Initially the developer thought the area would be too wet, they now feel the area is dry enough to support the pool. The change would be a central location between Phase I and Phase II and include some type of trail between the two phases. Material for the trail has not yet been determined. Sewer gravity would come from the manhole at the end of Lancaster in Phase I. Tying into the manhole will allow them to get a building permit from the county and begin the project sooner. A three-way encroachment agreement between the Town, Moore County and the developer will be required. Commissioner Mosley made a motion to approve. All were in favor.

G. Whitaker Court was developed in 1994. At that time the Town of Vass intended to accept and maintain the street. The town has maintained the right of way since the 1990s and added the road to it Powell Bill map. Both actions reflect the acceptance of the right of way as a public street. Commissioner Mosley made a motion to adopt the Resolution acknowledging the public acceptance and maintenance of the street right of way of Whitaker Court. All were in favor.

Discussion Topics:

H. Events in the Park:

Movies - Commissioner Blackwell spoke about his progress searching for sponsors to help pay for rental equipment for movies in the park. He presented the board with a price list for rentals from Sandhills Knockerball, LLC for review.

Mayor Callahan asked if we would have music in the park every month. Mabel Walden said if we could get more groups it may be possible. Beth and Daniel Dent are sponsoring the first movie and Jean Skipper has offered to help with publicity.

I. Commissioner Blackwell asked to give Mabel Walden permission to fill a credit application from Triangle Chemical to allow Tim Brewer to purchase chemicals.


J. Due to feedback from every municipality Moore County Planning has decided to review their proposed Moore County Interlocal Cooperation Agreement for Building Inspection Services. Commissioner Kellis made a motion to carry this matter over. All were in favor.

Adjournment

Mayor Callahan asked for a motion to adjourn. Commissioner Mosley made a motion to adjourn the meeting at 7:36 p.m. The motion carried unanimously.

TOWN OF VASS


Henry E. Callahan, Mayor

ATTEST: 
Mabel A. Walden, Town Clerk